

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, July 12, 2012 at 12:00 P.M.**  
**COUNCIL CHAMBERS, SECOND FLOOR**

**Appeal**

- V-12- 76**      Appeal of **M. Hakim Hilliard** of a decision of an administrative officer of the Office of Buildings for the denial of a building permit. The property is located at **2500 Peachtree Road, N.E.**, fronting 237.5 feet on the west side of Peachtree Road and beginning 550 feet south of the southeast intersection of Peachtree Road and Muscogee Avenue. Zoned RG-4-C/HBS. Land lot 112 of the 17th District, Fulton County, Georgia.  
**Owner: 2500 Peachtree Condominium Association, Inc.**  
**Council District 8, NPU-B**

**New Cases**

- V-12- 46**      Application of **Gilbert Yeremian** for a special exception to reduce the off street parking requirement from 49 to 0 spaces and allow 40 shared parking spaces off site within 400 feet of the primary use to allow the expansion of a restaurant into a former retail space. The property is located at **991 Piedmont Avenue (aka 989 Piedmont Avenue), N.E.**, fronting 42.8 feet on the east side of Piedmont Avenue and beginning at the southeast intersection of Piedmont Avenue and 10<sup>th</sup> Street. Zoned SPI-14, SA-3 (to be used for commercial purposes). Land lot 106 of the 17th District, Fulton County, Georgia.  
**Owner: Joseph Davis**  
**Council District 6, NPU-E**
- V-12- 69**      Application of **Jessica Hill** for a variance to exceed the maximum allowed height of 80 feet to 136 feet 3 inches (pending lot approval). The property is located at **77 East Andrews Drive, N.W.**, fronting 497 feet on the north side of East Andrews Drive and beginning at the northwest intersection of East Andrews and West Paces Ferry Road. Zoned RG-3 pending rezoning to MR-4A (for multi family purposes). Land lot 99 of the 17th District, Fulton County, Georgia.  
**Owner: Camden USA Inc.**  
**Council District 8, NPU-B**
- V-12- 74**      Application of **R. Penny Reese** for a variance to reduce the rear yard setback from 15 feet to 1 foot (credit given for half the width of the alley) and reduce the south side yard setback from 7 feet to 3 feet 6 inches. The property is located at **983 Longley Avenue, N.W.**, fronting 51 feet on the east side of Longley Avenue and beginning 204 feet north of the northeast intersection of Longley Avenue and Baylor Street. Zoned R-4A (Single Family Residential). Land lot 189 of the 17th District, Fulton County, Georgia.  
**Owner: R. Penny Reese**  
**Council District 3, NPU-K**

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- V-12- 75**      Application of **Norman Koplon** for a variance to reduce the rear yard setback from 20 feet to 12 feet and exceed the maximum lot coverage from 40% to 66.9%. The applicant also seeks a special exception to allow a 13 feet retaining wall in the rear yard for the installation of a swimming pool. The property is located at **935 Gatewood Court, N.W.**, fronting 60 feet on the northeast side of the Gatewood Court cul de sac and beginning 306.9 feet east of the northeast intersection of Gatewood Court and Rilman Road. Zoned R-3(Single Family Residential). Land lot 181 of the 17th District, Fulton Georgia.  
**Owner: Gregory Greenbaum**  
**Council District 8, NPU-A**
- V-12- 77**      Application of **John Guyla** for a special exception to allow active recreation in a yard adjacent to a street. The property is located at **154 Laurel Forest Circle, N.E.**, fronting 97.9 feet on the north side of Laurel Forest Circle and beginning at the northwest intersection of Laurel Forest Circle and Laurel Drive. Zoned R-3 (Single Family Residential). Land lot 96 of the 17th District, Fulton County, Georgia.  
**Owner: Wayne Pressgrove**  
**Council District 8, NPU-B**
- V-12- 78**      Application of **Ann Guifoile** for a variance to reduce the front yard setback from 35 feet to 30 feet and reduce the south side yard setback from 7 feet to 2 feet. The property is located at **1278 Avalon Place, N.E.**, fronting 46 feet on the west side of Avalon Place and beginning 240 feet south of the southwest intersection of Avalon Place and North Morningside Drive. Zoned R-4A (Single Family Residential). Land lot 2 of the 17th District, Fulton County, Georgia.  
**Owner: Ann Guifoile**  
**Council District 6, NPU-F**
- V-12- 79**      Application of **Aaron Prisco** for a special exception to construct a 6 feet privacy fence in the half depth front yard. The property is located at **1850 Lenox Road, N.E.**, fronting 208.9 feet on the west side of Lenox Road and beginning at the southwest intersection of Lenox Road and Robin Lane. Zoned R-3 (Single Family Residential). Land lot 4 of the 17th District, Fulton County, Georgia.  
**Owner: Aaron Prisco**  
**Council District 7, NPU-B**
- V-12- 80**      Application of **Sean Cash** for a variance to reduce the north side yard setback from 7 feet to 6 feet to allow for a covered patio addition to a single family house. The property is located at **617 Terrace Avenue, N.E.**, fronting 50 feet on the east side of Terrace Avenue and beginning 149 feet south of the southeast intersection of Terrace Avenue and Clifton Terrace. Zoned SPI-17, SA-4A (for residential purposes). Land lot 239 of the 15th District, DeKalb, Georgia.  
**Owner: Greg Willis**  
**Council District 6, NPU-N**

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- V-12- 81**      Application of **Shona Griffin** for a variance to reduce the south side yard setback from 7 feet to 5 feet for an addition to single family house. The property is located at **77 Whitefoord Avenue N.E.**, fronting 52 feet on the west side of Whitefoord Avenue and beginning 51 feet south of the southwest intersection of Whitefoord Avenue and Wylie Street. Zoned R-4A (Single Family Residential). Land lot 208 of the 15th District, DeKalb, Georgia.  
**Owner: Binyam Geremedhin**  
**Council District 5, NPU-O**
- V-12- 82**      Application of **Lucy Stroup** for a variance to reduce the south side yard setback from 7 feet to 3 feet and reduce the rear yard setback from 15 feet to 3 feet for a carport. The property is located at **1364 Northview Avenue, N.E.**, fronting 60 feet on the southwest side of Northview Avenue and beginning 562.3 feet southeast of the southeast intersection of Northview Avenue and Marstevan Drive. Zoned R-4 (Single Family Residential). Land lot 2 of the 17th District, Fulton Georgia.  
**Owner: Kimberly Huddleston**  
**Council District 6, NPU-F**
- V-12- 83**      Application of **John Cooper** for a variance to reduce the south side yard setback from 7 feet to 5 feet for the conversion of a garage into heated living space. The property is located at **2880 Alpine Road, N.E.**, fronting 105.2 feet on the west side of Alpine Road and beginning at the southwest intersection of Alpine Road and North Hills Drive. . Zoned R-4 (Single Family Residential). Land lot 60 of the 17th District, Fulton Georgia.  
**Owner: Jon Vickers**  
**Council District 7, NPU-B**

**Deferred Cases**

- V-12- 51**      Application of **Kyle Shelton** for a variance to reduce the south side yard setback 7 feet to 4.2 feet and to increase the existing non-conforming lot coverage from 51.8% to 52.7% for an addition to a single family dwelling. The property is located **1362 Lanier Boulevard, N.E.**, fronting 55 feet on the west side of Lanier Blvd and beginning 375 feet south of the southwest intersection of Lanier blvd and North Highland Avenue. Zoned R-4 (Single Family Residential). Land lot 2 of the 17th District, Fulton County, Georgia.  
**Owner: Kyle Shelton**  
**Council District 6, NPU-F**
- V-12-56**      Application of **John Griffin** for a special exception to expand a legal non-conforming 4 unit dwelling by converting a screened porch into a bathroom. The property is located at **1002 State Street, N.W.**, fronting 50 feet on the north side of State Street and beginning 140 feet east of the northeast intersection of State Street and 10<sup>th</sup> Street. Zoned R-5/SPI-8 (Multi-Family Residential). Land lot 149 of the 17th District, Fulton County, Georgia.  
**Owner: John Griffin**  
**Council District 3, NPU-E**

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- V-12-57**      Application of **Joanne Lawton** for a variance to increase the lot coverage from 50% to 56%, increase the front yard driveway width from 20 feet to 34 feet, increase the front yard coverage for a driveway from 33% to 53%. The property is located at **1666 Noble Drive, N.E.**, fronting 60 feet on the north side of Noble Drive and beginning 395 feet northeast of Noble Drive and Johnson Road. Zoned R-4 (Single Family Residential). Land lot 18 of the 56th District, Fulton County, Georgia.  
**Owner: Joanne and Harry Lawton**  
**Council District 6, NPU-F**
- V-12-58**      Application of **Jerry Davis** for a variance to reduce the front yard setback from 35 feet to 34.2 feet, reduce the east side yard setback from 7 feet to 2 feet for the conversion of a triplex into a single family dwelling. The property is located at **965 Delaware Avenue, S.E.**, fronting 50 feet on the south side of Delaware Avenue and beginning 469.6 feet northeast of the northeast intersection of Delaware Avenue and Eden Avenue. Zoned R-4 (Single Family Residential). Land lot 11 of the 14th District, Fulton County, Georgia.  
**Owner: Executive Homes of Georgia**  
**Council District 1, NPU-W**
- V-12-61**      Application of **Sean Cash** for a variance to reduce the half depth front yard setback from 17.5 feet to 10 feet, reduce the west side yard setback from 7 feet to 5 feet for a second story addition to a single family dwelling. The property is located at **1646 Johnson Road, N.E.**, fronting 80 feet on the north side of Johnson Road and beginning at the northwest intersection of Johnson Road and Noble Drive. Zoned R-4 (Single Family Residential). Land lot 56 of the 18th District, DeKalb County, Georgia.  
**Owner: Jill and Eric Irwin**  
**Council District 6, NPU-F**
- V-12-27**      Application of **Dennis Matthews** for a special exception to allow to allow active recreation in a yard adjacent to a street and to erect a 6 ft. fence in the half depth front yard setback. The property is located at **4536 East Brookhaven Drive, N.E.**, fronting 94.2 feet on the north side of East Brookhaven Drive and beginning 537 feet northeast of the intersection with Club Drive. Zoned R-3 (Single Family Residential). Land lot 13 of the 17th District, Fulton and Dekalb Counties, Georgia.  
**Owner: Tyson Rhame**  
**Council District 7, NPU-B**